



DATE: 04.19.2016

TO: ProTrak

FROM: Bill McDow
Transportation Planning

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FOUR SEASONS SITE AND DEMO [TRC Plan Review]

Initial Review Note

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

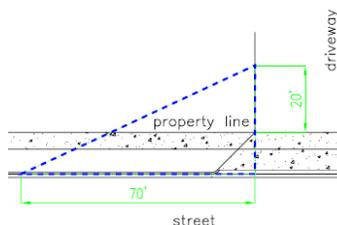
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. The 60' Access Easement is not a public street. The site will not be able to meet the 500'/800' rule for Parking and Building distances from Public/Private Street.
2. Show driveways for adjacent lots and lots across the street.
3. The site shows a standard Driveways shall be City-standard ramp-type driveways. Ensure the proposed driveway will accommodate truck traffic for this site.
4. If a commercial Driveway (SD 3-03) is required, please show it. Show appropriate City standard detail(s) on plan. [Chapter VII CofWTSSM]
5. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
6. Distinguish between proposed and existing sidewalk(s) and provide dimensions
7. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
8. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
9. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



TECHNICAL STANDARDS – PARKING:

10. The site plan shows a 12' wide enclosure beside the parking spaces. If this enclosure is a landscape island, please label it on the site plan and show the area of the island. 216 SF is the minimum for a landscape island.
11. Parts of the parking lots appear to be a combination of asphalt and gravel. Please show where each parking lots transition from asphalt to gravel.
12. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
13. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
14. As the developer has chosen to provide automobile spaces, bicycle parking shall be provided in accordance with Sec. 18-528. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

15. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. As the handicap parking spaces do not have curbing between the space and the accessible path/ sidewalk, please provide wheel stops to prevent vehicles from encroaching in the pedestrian access route. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
16. The proposed detail for the handicap spaces must be changed. All parking space markings shall be white. A blue stripe may be used beside the white pavement marking to delineate the handicap space. The handicap symbol may use a blue symbol per the MUTCD markings.
17. Please show location of handicap ramp(s) and signs and provide details on the plan.
18. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
19. Placement of Van Accessible Plaque (R7-8P) with the Restricted Parking Sign (R7-8) **Standard:**
⁰⁸ **Where parking spaces that are reserved for persons with disabilities are designated to accommodate wheelchair vans, a VAN ACCESSIBLE (R7-8P) plaque shall be mounted below the R7-8 sign.**

REVISIONS TO NOTES ON THE PLAN:

1. Please revise General notes #24 on sheet C-3 to reflect the following verbiage:
#24: All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- D. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- E. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- F. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Dorofeeva at 341-7888, Alina.dorofeeva@wilmingtonnc.gov to discuss street lighting options.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.